



MINUTES

**SPECIAL CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Wednesday, August 20, 2014 at 6:30 PM
Cedar Park City Hall Council Chambers
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613**

BOARD OF DIRECTORS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Kaden Norton, Place 1
<input checked="" type="checkbox"/> Vice President Brian Rice, Place 5
<input checked="" type="checkbox"/> Secretary Dustin Weibel, Place 3 | <input checked="" type="checkbox"/> President David Burger, Place 2
<input type="checkbox"/> Vacant, Place 4
<input type="checkbox"/> Ryan Wood, Place 6
<input checked="" type="checkbox"/> Brad Young, Place 7 |
|---|---|

A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

President Burger called the meeting to order at 6:34 PM noting that a quorum was present. Director Wood was not in attendance.

A.2 Consider Approval of the Minutes.

- a) June 20, 2014 Special Called Meeting.
- b) July 8, 2014 Regular Called Board Meeting.
- c) July 16, 2014 Special Called Board Meeting.

Vice President Rice moved to approve the minutes of the Special Called Board meeting on June 20, 2014, the Regular Called Board Meeting on July 8, 2014 and the Special Called Board Meeting on July 16, 2014. President Burger seconded the motion and it passed with a 5-0 vote.

A.3 Citizen Communications

(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)

A.4 Board Members' Opening Comments

President Burger said he ran into some parks maintenance personnel over the weekend and was impressed by their professionalism and how well they interacted with park patrons. He thanked the Parks Department for their excellent work.

A.5 Presentations (None)

B.0 STAFF REPORTS (DISCUSSION ONLY)

- B.1 Finance Report – Aaron Rector, Assistant Finance Director**
- a) Quarterly Report On FY 2013-2014 Revenues, Expenditures, And Fund Balance.
 - b) Review Of 2014-2015 Preliminary Expenditures and Revenue Projections.

Aaron Rector, Assistant Finance Director provided the Board with the 3rd quarter finance update. This update covered October 2013 through June 2014. He explained that revenues to date are \$3,747,661 and expenditures to date are \$2,742,367. The bulk of the revenue collected to date is from sales tax which totals to \$3,738,590 as of the end of June. This is 16.7 percent higher than what was budget for this point in the year and is 18.2 percent higher than at this time last year. He showed graphs that illustrated that much of the increased sales tax we see this year is coming from general merchandise stores, and this can likely be attributed to new stores that have opened recently. The presentation also included a graph illustrating expenditures to date. While there are no economic development expenditures yet, there are expected to be some expenditure in this category before the year is up. The other expenditures are related to transfers (debt service, transportation and parks). All expenditures are on track for what would be expected based on this year's budget. Designated fund balance is \$446,073 at this time, most of which is related to the ILSN project.

C.0 PUBLIC HEARINGS

- C.1 Public Hearing On A Request To Provide Funds For A Bell Boulevard Redevelopment Plan In An Amount Not To Exceed \$350,000.**

Vice President Rice recused himself for items C1 and D1. Katherine Woerner, Director of Community Affairs, provided the board with a reiteration of the presentation she provided last meeting related to this request. She explained that during the comprehensive plan process, citizens indicated an interest in honoring Cedar Park's history by redeveloping and reinvigorating this older section of the city. There will be very extensive stakeholder meetings with residents and business owners throughout this process, however this initial citizen input is positive.

She reminded the Board that the three goals of this project are to create an economically vibrant corridor that energizes the greater Cedar Park region, generate a return on the investment of the city, and improves mobility through the 183 area.

She reminded the Board that this initial redevelopment concept looks at more than just beautifying the lots along 183/ Bell Blvd. This potential plan also contemplates the relocation of 183/Bell slightly east to allow for a larger block of land for development on one side of the road. While this idea is the current front runner, she also explained that in the process of exploring this project, other concepts will also be explored. The current concept she is describing, is not the only concept that will be explored and is certainly not the final plan.

If the Board approves this current request, the City will begin with a 10 month process that will include four tests occurring simultaneously. There will be a market test to determine the right mix of development that could be supported in this type of development, the stakeholder test to get meaningful input from the people that would be impacted by this potential project, the

physical test to look at the engineering and design aspects of the project and finally the financial test looking at ways to fund this project.

Director Young and Director Burger wanted to know if the major potential issues are going to be explored first and if major issues are found to be unresolvable, will the project be stopped at that time.

Katherine explained that Council has indicated an interest in having a subcommittee for this project. This subcommittee will be receiving updates throughout the process and would be able to recommend that the study be stopped if it does not appear that the project can be successfully accomplished. That being said, these tests will be occurring concurrently and many of the large issues, such as the possible relocation of 183, will not be resolved quickly and will require many meetings with TxDOT. However the most important parts of making this project successful are the first things that the City will explore.

Director Young asked that risk analysis (identification of potential issues) be added to task 1 in the plan.

D.0 DISCUSSION AND POSSIBLE ACTION

- D.1 Consider Approval Of A Resolution And Project Agreement To Approve Funding For The Development Of The Bell Boulevard Redevelopment Plan In An Amount Not To Exceed \$350,000.

Director Young moved to approve the Resolution Recommending the Bell Boulevard Redevelopment Plan and authorize the Board President to execute the project Agreement and recommend the project in the amount not to exceed \$350,000 to City Council for approval. Director Weibel seconded the motion and it passes with a 4-0 vote.

- D.2 Consider Applications For Proposed Projects/Programs Submitted For Fiscal Year 2014-2015 Community Development Corporation Funding Consideration.
- a. Economic Development
 - 1) Consider A Proposal For Funding For Potential Economic Development Incentive Projects In An Amount Of \$2,000,000. (Phil Brewer/Larry Holt)
 - b. Community Enhancements
Community Development
 - 1) Consider A Project Proposal For Funding The Corridor Enhancement Program In The Amount Of \$150,000. (Duane Smith)
 - Parks Department
 - 2) Consider A Project Proposal For Funding Brushy Creek Lake Park Improvements In The Amount Of \$325,000. (Curt Randa)
 - 3) Consider A Project Proposal To Fund The Purchase And Installation Of Lighting At Various Parks In An Amount Of \$200,000. (Curt Randa)
 - 4) Consider A Project Proposal To Provide Electricity At The Cedar Park Sculpture Garden At 1435 Main Street In The Amount Of \$80,713. (Curt Randa)
 - Engineering And Transportation
 - 5) Consider A Project Proposal For Intersection Improvements At Parmer Lane And Ranch Trails In The Amount Of \$150,000. (Darwin Marchell/Tom Gdala)

- 6) Consider A Project Proposal For Intersection Improvements At East RM 1431 And Starwood Drive In The Amount Of \$260,000. (Darwin Marchell/Tom Gdala)
- 7) Consider A Project Proposal For The Design And Construction Of The Sidewalk Gap Closure Phase 3 Project In The Amount Of \$300,000. (Darwin Marchell/Tom Gdala)
- Field Operations
- 8) Consider A Project Proposal For ILSN Sign Replacement And Upgrades In The Amount Of \$140,000. (Eric Rauschuber)
- c. Community Identity
 - 1) Consider A Project Proposal For Funding Of Way Finding Signs At Various Locations In Cedar Park In The Amount Of \$285,000. (Kimberly Painter)
- d. Destination City
 - 1) No Project Applications Submitted Under This Category

Duane Smith, Tourism and Community Development Manager, reminded the Board that these projects were presented at the May 13 Board meeting and were reviewed and discussed at the Board Workshop on June 20. A descriptive summary of projects submitted by category, department and amount is provided for reference and staff members are available to answer any questions the board might have. The Board indicated that they have a good understanding of the projects and have no questions at this time.

- D.3 Consider Allocation Of FY 2014-2015 Revenues, Expenditures And Fund Balance And Budget Recommendations For City Council Consideration.

Aaron Rector, Assistant Director of Finance, provided the Board with information on the Proposed FY 15 Budget. FY 15 revenues are expected to be \$5,277,160. This represents at growth in revenues of 5.2 from the FY14 year end. This proposed budget is a balanced budget with expenditures matching revenues. Of the anticipated revenues, \$5,250,000 is anticipated to come from sales tax revenues. The proposed budget allocates \$2,000,000 to Economic Development Projects, \$850,000 to Transportation Projects, \$605,713 for Parks Projects, \$285,000 to Community Identification Projects and \$150,000 for Corridor Enhancement Projects. The approval of this budget will not approve individual projects, but rather will set money aside for those types of projects. Projects will come back to the Board for approval at a later date. Fund balance at the end of FY15 is expected to be \$11,533,892.

Young asked if there would be the opportunity to expedite engineering projects, by hiring contract employees to assist with the workload. Legal department staff indicated that they will look into whether this is permissible.

Director Norton moved to approve the allocation of FY2014-2015 revenues, expenditures and fund balance in the amounts presented and recommend the budget to City Council for consideration. President Burger seconded the motion and it passed with a 5-0 vote.

- D.4 Consider Excuse Of Absences

- a) Dustin Weibel From July 16, 2014 Special Called Board Meeting.

Vice President Rice moved to excuse the absence of Director Dustin Weibel from the July 16, 2014 Special Called Board Meeting. President Burger seconded the motion and it passed with a 5-0 vote.

E.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY

F.1 ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

- a) Delegate Report on Council Actions Directly Related to Items Of July 10, And July 24, 2014, City Council Meetings.

None.

- b) Director And Staff Comments

Staff reminded the Board that the 183 redevelopment study will be on the next City Council agenda.

- c) Board Member Closing Comments

President Burger commented on the successful Joint meeting with Council. Director Norton thanked staff for their assistance in the budget process. Director Young said he thought the budget process went very well this year, especially the budget workshop, and thanked staff for their assistance.

- d) Board Member Request For Future Agenda Items

Vice President Rice requested the discussion of corridor enhancement signage requirements and the City signage strategy at a future meeting.

- e) Designate Representatives To Attend Council Meetings On August 28, 2014.

President Burger indicated he anticipated attending the meeting on August 28th.

Next Regular Scheduled Board Meeting Tuesday, September 9, 2014 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

G.1 ADJOURNMENT

The meeting adjourned at 7:25 P.M.

PASSED AND APPROVED THIS THE 9th DAY OF SEPTEMBER, 2014.



David Burger, President



Brian D. Rice, Vice President

ATTEST:



Dustin Weibel, Secretary

